167.0	0002	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,104,800	/	1,104,800
USE VALUE:	1,104,800	/	1,104,800
ASSESSED:	1,104,800	/	1,104,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
172	-174	PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHELTON FRANKLIN H JR ETAL
Owner 2:	TRS/ FRANKLIN H SHELTON JR TR
Owner 3:	MARJORIE K SHELTON TRUST
Street 1:	174 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHELTON FRANKLIN H JR -
Owner 2:	SHELTON MARJORIE K -
Street 1:	174 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,200 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3302 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11200.000	601,700	400	502,700	1,104,800
Total Card	0.257	601,700	400	502,700	1,104,800
Total Parcel	0.257	601,700	400	502,700	1,104,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.59 | /Parcel: 334.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	110427
GIS Ref	
GIS Ref	
Insp Date	06/20/18

!12910!

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	601,700	400	11,200.	502,700	1,104,800	1,104,800	Year End Roll	12/18/2019
2019	104	FV	462,200	400	11,200.	502,700	965,300	965,300	Year End Roll	1/3/2019
2018	104	FV	462,200	400	11,200.	445,300	907,900	907,900	Year End Roll	12/20/2017
2017	104	FV	433,600	400	11,200.	373,500	807,500	807,500	Year End Roll	1/3/2017
2016	104	FV	433,600	400	11,200.	373,500	807,500	807,500	Year End	1/4/2016
2015	104	FV	386,600	400	11,200.	323,200	710,200	710,200	Year End Roll	12/11/2014
2014	104	FV	386,600	400	11,200.	312,400	699,400	699,400	Year End Roll	12/16/2013
2013	104	FV	402,200	400	11,200.	297,300	699,900	699,900		12/13/2012

PRINT

Date	Time
12/11/20	02:56:02

LAST REV

Date	Time
10/30/20	08:36:13
danam	
12910	

USER DEFINED

Prior Id # 1:	110427
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHELTON FRANKLI	71550-96	1	8/30/2018	Convenience	99	No	No		
BENSON JOHN/MAR	32793-9		5/2/2001	Family	1	No	No		
BENSON JOHN T/E	21342-420		8/8/1991		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	892	Porch	30,000	C				
7/11/2017	777	Re-Roof	14,960	C				
12/1/1997	722	Manual	29,000					REROOF/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/20/2018	Inspected	BS	Barbara S
5/17/2018	MEAS&NOTICE	CC	Chris C
10/21/2008	Meas/Inspect	163	PATRIOT
2/22/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	163	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11200		Sq. Ft.	Site		0	70.	0.64	8			Med. Tr	-5					502,740						502,700	

Total AC/HA: 0.25712 | Total SF/SM: 11200 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 502,740 | Spl Credit | Total: 502,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96798909
Const Adj.:	0.99732524
Adj $ / SQ:	164.118
Other Features:	133500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	817559
Depreciation:	215835
Depreciated Total:	601723

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 6 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2007
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

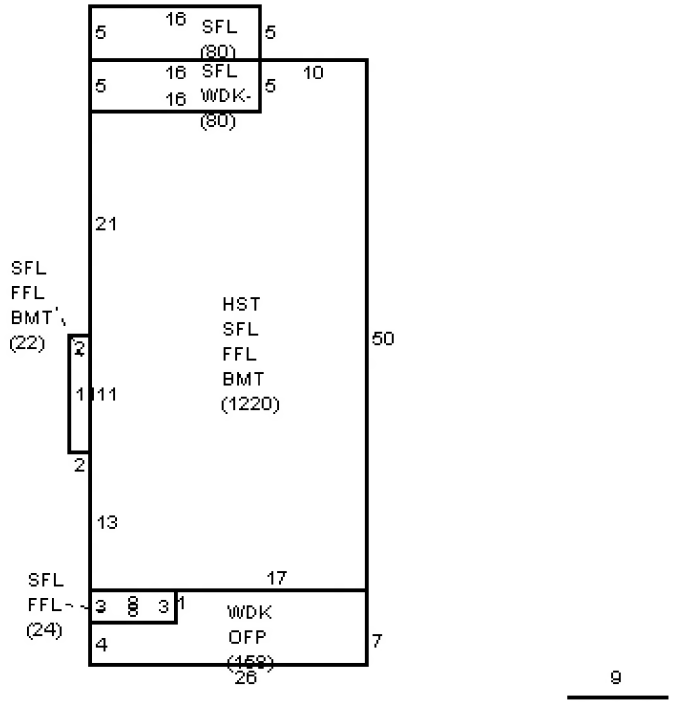
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	180.53
Special Features:	0	Val/Su Net:	121.80
Final Total:	601700	Val/Su SzAd	182.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,426	164.120	234,032
FFL	First Floor	1,266	164.120	207,773
BMT	Basement	1,242	49.240	61,150
HST	Half Story	610	164.120	100,112
WDK	Deck	238	10.170	2,422
OFP	Open Porch	158	26.870	4,246

Net Sketched Area: 4,940 | Total: 609,735

Size Ad | 3302 | Gross Are | 5550 | FinArea | 3302

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
9	Pool A-R	D	Y	1	32	A	AV	1988	16.00	T	24.8	104			400			400
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	104						

More: N | Total Yard Items: 400 | Total Special Featues: | Total: 400

IMAGE

AssessPro Patriot Properties, Inc